

78 acres/31.6 hectares

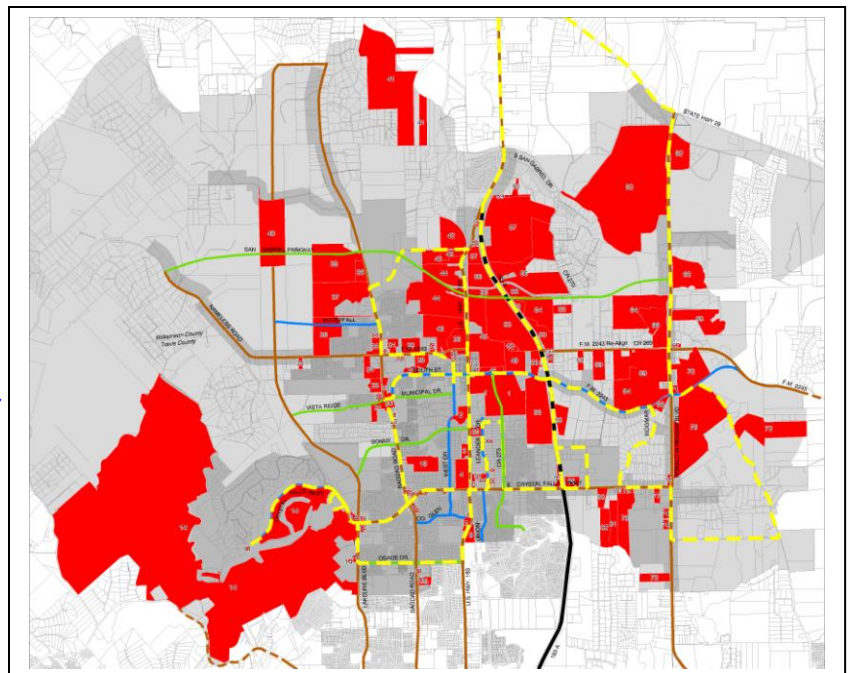
183-A is .75 mile/1.2 km west

Utilities

Greenfield with lake

Zoning - Single Family, Local and  
General Commercial

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<b>Property</b>				
Total Acreage: <b>78 acres/31.6 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 343, Sec. F, G, K, L, P, Q</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Located on the south side of East Crystal Falls Parkway, .6 miles (1.6 kilometers) due west of Ronald W. Reagan Blvd./Parmer Lane across from the Ridgmar Landing residential subdivision and Leander High School/Middle School complex</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>.75 mile/1.2 kilometers</b>			Type of Zoning: <b>Single Family, Local and General Commercial</b>	
Distance to Interstate Highways: <b>10 miles/16 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>4,784 X 1,096 feet/1,458 X 334 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with rocky, hilly, 1 to 5 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Lake exist on the southern part of the property with frontage on East Crystal Falls Parkway</b>	
Fenced: <b>Yes</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Mixed use with residential</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>24 inch/61 cm</b> Pressure: <b>88 psi/606.7 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 inch/20.3 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>8 inch/20.3 cm</b>		Pressure: <b>Intermediate Pressure at Crystal Falls Pkwy. and CR 271</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b>mm2741@att.com</b> and/or <b>Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Royce Rippy</b>	Phone: <b>(512) 532-3411</b>	Facs: <b>(512) 532-3342</b>	Email: <b>rorippy@centexhomes.com</b>	Web Site: <b>www.centexhomes.com</b>
Sales Price: <b>Negotiable</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Planned mixed-use development well positioned across from the Leander High School/Middle School complex. Dual access to East Crystal Falls Parkway and Ronald W. Reagan Blvd./Parmer Lane provides great visibility. Lake on property offers nice amenity for residential, corporate campus or high-end retail.</b>				